RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Eric Gardner and Stacy Gardner

GRANTEE(s)
Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 06/12/07 08:15 2 pgs
Fees:13.00 Taxes:251.60
20070612-0070089

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 19, 2006 and recorded June 23, 2006, as Instrument No. 20060623-0075087 in the Register's Office of Davidson County, Tennessee, Eric Gardner and Stacy Gardner conveyed to A & R Title, as Trustee for New Century Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **TONEY BRASUELL** as Co-Trustee by instrument of record recorded on May 10, 2007 as Instrument No. 20070510-0055976 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on June 6, 2007 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4, at and for the sum of $68,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property commonly known as: 1734 17th Ave. N. Nashville, TN 37208 County of Davidson A certain land in Davidson County State of Tennessee, being more particularly described as follows (the "Property"). Land in Davidson County, Tennessee, being the north fifty (50) feet of Lot No. 360 on the Map of McGavock, Wetmore & Others, Second Addition to Nashville, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said northerly 50 feet of said Lot No. 360 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, **and run back between parallel lines, 170 feet to an alley, and being street number 1734 Seventeenth Avenue North, Nashville, Tennessee. Being the same property conveyed to Eric Gardner married by deed from Darrell Rouse, an unmarried person dated 6/19/06 and filed of record in Instrument 20060623-0075086, said Register's Office.**
>
> Commonly known as: 1734 17th Avenue North, Nashville, Tennessee 37208.
>
> Tax Parcel No.: 081 110 220.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 6 day of June, 07.

Toney Brasuell, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Toney Brasuell, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of June, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Toney Brasuell
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Toney Brasuell, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 6 day of June, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo, Trustee for Carrington Mortgage Loan Trust Series 2006-NC4
210 Commerce
Irvine, CA 92602